



*The Commission*

*of the Unified Government of Cusseta-Chattahoochee County, Georgia*

215 McNaughton St Cusseta, Georgia 31805  
(706) 989-3602 Fax (706) 989-2005 lisa@ugoccc.com

**Charles Coffey, Chairman**  
**Timothy Biddle, Vice Chairman**  
**Gerald Douglas**  
**Damon Hoyte**  
**Jason Frost**

Thomas Weaver, County Manager  
Lisa Bickel, County Clerk  
Bin Minter, County Attorney

**MINUTES OF THE REGULAR MEETING**

**May 5, 2026**

**215 McNaughton St.**

**PRESENT:**

Chairman Coffey  
Vice-Chairman Biddle  
Commissioner Douglas  
Commissioner Hoyte  
Commissioner Frost - Absent

Thomas Weaver, County Manager  
Lisa Bickel, County Clerk  
Bin Minter, County Attorney

**Chairman Coffey** called the Regular Monthly Meeting of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 9:00 a.m., with all other Commissioners present, with the exception of Commissioner Frost and live streaming on our Facebook page.

**APPROVAL OF THE MINUTES OF THE APRIL 7, 2026, REGULAR MEETING**

**Commissioner Hoyte** made the motion to approve the minutes as written. Seconded by **Commissioner Biddle**. The vote was unanimous.

**APPROVAL OF THE APRIL 7, 2026, EXECUTIVE SESSION MINUTES**

**Commissioner Biddle** made the motion to approve the minutes as written. Seconded by **Commissioner Douglas**. The vote was unanimous.

**APPROVAL OF THE APRIL 27, 2026, WORK SESSION MINUTES & BUDGET HEARING II**

**Commissioner Hoyte** made the motion to approve the minutes as written. Seconded by **Commissioner Biddle**. The vote was unanimous.

**APPROVAL OF THE APRIL 27, 2026, EXECUTIVE SESSION MINUTES**

**Commissioner Biddle** made the motion to approve the minutes as written. Seconded by **Commissioner Douglas**. The vote was unanimous.

**OPEN FORUM**

**NONE**

**SPEAKER**

**NONE**

## OLD BUSINESS

**ATTORNEY** - The Doris Bell matter with code enforcement is concluded. The civil suit against the County is still, there was a petition for certiorari to the Supreme Court of Georgia, as I explained last meeting we had, that until cert is granted doesn't affect the underlying case in any way. The anti-SLAPP motion or basically a motion to dismiss by, by one of the defendants, is basically still pending. That is now back before the court pending. The county's motion to dismiss is still pending. **Chairman Coffey** inquired about the individual cases on the Commissioners, to which he replied, That's the civil suit. Lawsuit, uh, that, uh, where the county's motion to dismiss, uh, on behalf of all of you in your individual capacities as well as your capacities as counselors, that's a motion to dismiss has been filed and it's just awaiting review. Separately, there's a motion to dismiss by the individual citizen defendant, and, and what, Ms. Haymond, and I think she was joined in that by one of the other defendants. And so all those, those two separate motions to dismiss pending. Recall, it was the motion to dismiss under Georgia's anti-SLAPP statute.

**County Manager** - None at this time.

## NEW BUSINESS

**ATTORNEY** - None at this time.

**County Manager** - So we've redone the audits, but as of this second, we are not compliant up to date. We got those that were behind, we initially met compliance, but then we, in the process of working, we have gotten uncompliant. So The ad that's in the newspaper this week is actually Marion, Chattahoochee, and Stewart are all non-compliant with their audits. So we're pretty well in the process of working on them. We actually have a kickoff meeting on Thursday or Friday of this week trying to get everything rolling. I'm 100% confident by the end of the year that we'll be compliant with all of ours, what was backlog and our current. It's just a matter of getting in there and getting it done. We've just had a lot of hiccups, a lot of roadblocks, but again, not to make light of it, but even the ad is, "Marion and Chattahoochee and Stewart are all non-compliant, And if you actually look, there's an ad that— an article that circulated in October So there's 130 cities and counties in the state of Georgia that are listed as non-compliant for the same exact thing. I'm confident by the end of the year we'll be where we need to be.

## AGENDA ITEMS

**Establish a 5013c for Trail Grant:** Motion to approve the radios for the next budget year, **Commissioner Biddle**, seconded by **Commissioner Hoyte**. The vote was unanimous.

**Resolution to appoint Jayme Kuhn to Library Board:** Motion to approve made by **Commissioner Biddle**, seconded by **Commissioner Hoyte**. The vote was unanimous.

**4H Annual Financial Agreement & Budget:** Motion to approve made by **Commissioner Hoyte**, seconded by **Commissioner Biddle**. The vote was unanimous.

**Rescheduling May Work Session for Tuesday for May 26th:** Motion to approve made by **Commissioner Hoyte**, seconded by **Commissioner Biddle**. The vote was unanimous.

**Award Paving Contract for Liberty Hill Rd & Riverbend Rd:** Motion to approve Oxford the lowest bid made by **Commissioner Biddle**, seconded by **Commissioner Douglas**. The vote was unanimous.

**Liberty Hill Rd Closure – Dates Unknown:** Motion to approve made by **Commissioner Hoyte**, seconded by **Commissioner Biddle**. The vote was unanimous.

### **Executive Session:**

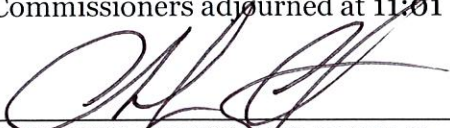
A Motion was made to go into executive session at 10:14 a.m. **Commissioner Hoyte** made the Motion, seconded by **Commissioner Biddle**. The vote to enter executive session was unanimous.

**Regular meeting reconvened:**

The regular meeting reconvened at 10:51 a.m. **Chairman Coffey** made the statement that the subjects discussed during the closed meetings were within the legal exceptions to the open meetings law and that no votes were cast within the session. The subjects discussed were personnel and legal. **Commissioner Hoyte** said thoughts and prayers to the family in Stewart County, they lost a County Commissioner that past weekend.

ADJOURNMENT

There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Monthly Meeting of the Board of Commissioners adjourned at 11:01 am on Tuesday, May 5, 2026.

  
\_\_\_\_\_  
CHARLES COFFEY, CHAIRMAN

  
\_\_\_\_\_  
TIMOTHY BIDDLE, VICE CHAIRMAN

  
\_\_\_\_\_  
GERALD DOUGLAS, COMMISSIONER

*unable to sign*  
\_\_\_\_\_  
DAMON HOYTE, COMMISSIONER

Absent  
\_\_\_\_\_  
JASON FROST, COMMISSIONER

June 2, 2026  
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of May 5, 2026, Regular Meeting, was approved via majority vote by the Board of Commissioners in its June 2, 2026, regular meeting.

ATTESTED BY:   
\_\_\_\_\_  
THOMAS WEAVER, COUNTY MANAGER  
UNIFIED GOVERNMENT OF  
CUSSETA-CHATTAHOOCHEE COUNTY





April 21, 2026

The Honorable Charles Coffey, Chairman  
Unified Government of Cusseta – Chattahoochee County  
215 McNaughton Street  
Cusseta, Georgia 31805

**SUBJ: RECOMMENDATION FOR AWARD  
2024 ROAD IMPROVEMENTS PROJECT  
CHATTAHOOCHEE COUNTY, GEORIGIA**

Dear Chairman and Commissioners:

Bids for the subject project were opened on April 7, 2026, at 2:00 PM at the County Commission Offices in Cusseta. Two bids were received for the work. They were:

Reeves Construction	\$1,881,155.00
Robinson Paving Company	\$2,144,374.32

A tabulation of the bids is attached.

There were no addenda issued on this project. The bids were reviewed for completeness, math errors and compliance with the solicitation. The bids conformed to the solicitation and there were no math errors. The bidders submitted a bid bond in the amount of 5% of the bid as required by the solicitation. The bonding companies were listed in the U.S. Department of the Treasury's Circular 570, Listing of Approved Sureties. Based on this investigation, the bids were found to be responsive.

We reviewed the low bidder's Statement of Qualifications submitted with their bid. Oxford Construction Company appears to be capable of performing this project based on their current workload and experience. We also checked their references and found no evidence that they have failed to complete any work in the past. Finally, Oxford Construction Company is a pre-qualified paving contractor with the Georgia Department of Transportation. Therefore, based on our investigations and experience, we find Oxford Construction Company to be a responsible bidder.

158 East Lee Street  
(229) 995-6364

P.O. Box 735  
[jprakel@sowega-eng.com](mailto:jprakel@sowega-eng.com)

Dawson Georgia 39842  
(844) 272-8183 (fax)

Therefore, based on our review and investigation, we recommend the award of the contract for the Repair and Resurfacing of Libert Hill Road and Riverbend Road to Oxford Construction Company for \$1,881,155.00 as the lowest, responsive, responsible bidder. Once the Commission approves the award, we will prepare the Notice of Award and the Contract Documents for the Chairman's signature.

If you have any questions, please call us at (229) 881-6439.

Respectfully,

A handwritten signature in black ink, appearing to read "J. Paul Rakel, Jr.", written in a cursive style.

J. Paul Rakel, Jr., P.E.  
Member

Cc: File 25-0008

# Bid Tabulation

2026 ROAD IMPROVEMENTS PROJECT

UNIFIED GOVERNMENT OF CUSSETA-CHATTAHOOCHEE COUNTY

April 7, 2026

<b>BIDDER</b>	<b>LIBERTY HILL ROAD</b>	<b>RIVERBEND ROAD</b>	<b>TOTAL</b>
OXFORD CONSTRUCTION	\$ 863,000.00	\$ 1,018,155.00	<b>\$ 1,881,155.00</b>
ROBINSON PAVING COMPANY	\$ 952,206.17	\$ 1,192,168.15	<b>\$ 2,144,374.32</b>

Date: 4/6/2026

To: Clinton McRae  
Northwest District Extension Director

FROM: Thomas Weaver  
County Manager  
Cusetta - Chattahoochee County  
Board of Commission


RE: Annual Financial Agreement Budget

It is our intent to renew/amend the Annual Financial Agreement with the Board of Regents of the University System of Georgia on behalf of the University of Georgia Cooperative Extension Service.

The attached Budget is for: Salary, SS/Med, Retirement, Travel and/or Operating  
Budget is for the period: July 1, 2026 - June 30, 2027  
The University will bill: Quarterly

According to the governing Memorandum of Understanding (MOU), this Annual Financial Agreement sets forth the County's contributions toward the compensation of County Extension Personnel for the period stated above.

For administrative purposes, the compensation of personnel listed in this Agreement will come directly from UGA Extension, with UGA invoicing the County for the County's proportionate share. The County requests that the final invoice be sent no later than 60 days after the end date.

  
\_\_\_\_\_  
Vonsuela Baker (Apr 7, 2026 07:39:08 EDT) 04/06/2026  
County Extension Coordinator Date

\_\_\_\_\_  
District Extension Director Date

\_\_\_\_\_  
Associate Dean for Extension, CES Date

  
\_\_\_\_\_  
County Representative 4/5/26  
Date



STATE OF GEORGIA

COUNTY OF Chattahoochee

## AFFIDAVIT OF ATTENDING MEMBERS

The Chattahoochee County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The Chattahoochee County Board of commissioners met in a duty advised meeting on

May 5, 2024.

2.

During such meeting, the Board voted to go into closed session.

3.

The executive session was called to order at 10:14 (a.m.)/p.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

\_\_\_\_\_ Consultation with the county attorney or legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1)

\_\_\_\_\_ Discussion of tax matters made confidential by the state law as provided by O.C.G.A. § 50-14-2(2) and *(insert the citation to the legal authority making the tax matter confidential)* \_\_\_\_\_

\_\_\_\_\_ Discussion or voting on

\_\_\_\_\_ Authorizing a settlement as provided in O.C.G.A. § 50-14-3(b)(1)(A)

\_\_\_\_\_ Authorizing negotiations to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(B)

\_\_\_\_\_ Authorizing an appraisal as provided in O.C.G.A. § 50-14-3(b)(1)(C)

\_\_\_\_\_ Entering a contract for the purchase, disposal of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(D)

\_\_\_\_\_ Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(E)

\_\_\_\_\_ Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2)

\_\_\_\_\_ Interviewing candidates for executive positions as provided in O.C.G.A. § 50-14-3(b)(2)

✓ Other (describe the exemption to the open meetings law): Personnel ; legal  
\_\_\_\_\_ as provided in (insert the citation to the legal authority exempting the  
topic) \_\_\_\_\_

5.

\_\_\_\_\_ During the course of the closed session devoted to exempt topics, an incidental remark regarding a non-exempt topic or an attempt to discuss a non-exempt topic was made.

\_\_\_\_\_ The attempt was immediately ruled out of order and attempts to discuss same ceased immediately.

\_\_\_\_\_ the attempt was immediately ruled out of order. However, the comments did not cease, so the closed/executive session was immediately adjourned without discussion or action being taken regarding any non-exempt topic.

6.

Minutes were taken of this meeting in accordance with O.C.G.A. § 50-14-3(e)(2)(C) and will be filled and help for in camera inspection only.

This 5 day of May, 2020.

[Signature]

County Manager

[Signature]

County Board Commissioners Chairman

[Signature]

Commissioner

Sworn to and subscribed before me this 5 day of

[Signature]

May 2020

Commissioner

[Signature]

[Signature]

Notary Public

Commissioner

My Commission expires Oct. 8, 2029

\_\_\_\_\_

[Signature]

Commissioner





*The Board of Commission  
of the Unified Government of Cusseta-Chattahoochee County, Georgia*

**May 5, 2026-BOC Regular Meeting**

**PLEASE SIGN IN**

So we can record your attendance

- |                         |           |
|-------------------------|-----------|
| 1. <u>Thomas Bickel</u> | 21. _____ |
| 2. _____                | 22. _____ |
| 3. _____                | 23. _____ |
| 4. _____                | 24. _____ |
| 5. _____                | 25. _____ |
| 6. _____                | 26. _____ |
| 7. _____                | 27. _____ |
| 8. _____                | 28. _____ |
| 9. _____                | 29. _____ |
| 10. _____               | 30. _____ |
| 11. _____               | 31. _____ |
| 12. _____               | 32. _____ |
| 13. _____               | 33. _____ |
| 14. _____               | 34. _____ |
| 15. _____               | 35. _____ |
| 16. _____               | 36. _____ |
| 17. _____               | 37. _____ |
| 18. _____               | 38. _____ |
| 19. _____               | 39. _____ |
| 20. _____               | 40. _____ |



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*of the Unified Government of Cusseta-Chattahoochee County, Georgia*

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**Timothy Biddle, Vice Chairman**  
**Gerald Douglas**  
**Damon Hoyte**  
**Jason Frost**

Thomas Weaver, County Manager  
Lisa Bickel, County Clerk  
Bin Minter, County Attorney

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### MINUTES BUDGET WORK SESSION

**May 5, 2026**

**215 McNaughton St.**

#### **PRESENT:**

Chairman Coffey  
Vice-Chairman Biddle  
Commissioner Douglas  
Commissioner Hoyte  
Commissioner Frost-Absent

Thomas Weaver, County Manager  
Lisa Bickel, County Clerk

**Chairman Coffey** called the Budget Work Session of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 9:00 a.m., and live streaming on our Facebook page.

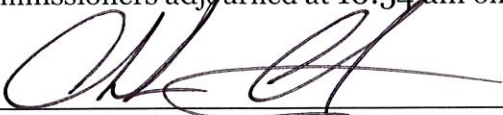
#### **BUDGET WORK SESSION**

**CHAIRMAN COFFEY** stated the role call will stand for the public hearing, and the floor is open for comments, he asked if the County Manager had any comments. County Manager Weaver stated, so when we initially started the budget and when we presented you with the budget last year last, last week we had we were negative at approximately \$370,000. So we went through, and those were initial numbers. We hadn't really gone through it, this is as it landed on my desk. We went through it, first we pulled had some more revenue than we had to, to come in. The, uh, those numbers did not include the revenue we received from the hotel motel. Then we had all those revenues in that fund, but we kept a portion of that with our general fund, so we did not have that in there. So we put those numbers in there. And then you all actually have a list here, and these are changes that we went through, uh, in the in the budget. So the Superior Court salaries were reduced by \$14,000. The Sheriff's salary was reduced by \$40,000. That was for an additional deputy that he requested. We increased the Sheriff's Department phone service by \$3,500. That's to cover the Nextel radios that he's requested or not Nextel, Southern Link radios that were requested. We increased the Sheriff Department's, uh, I believe it's due to subscriptions line item. Uh, they use an outfit called Axion body cameras. It has been paid for through SPLOST in the past, but we are out of SPLOST funding for that, so we had to move that, uh, to his general to his general budget. And it's right at \$20,000 per year for that service, and that's for the cameras, administering the service. Looking at the bottom one, the all capital budget items, basically anything we had that was for capital outlay, uh, EMS requesting new equipment, ACO needing new equipment, EMS needing new equipment, all of that was removed from their maintenance and operating budgets and put into SPLOST budgets. A lot of this budget is pretty much projected at the initial numbers are set up at the halfway point, so there's still time in there. But a lot of things come in at the end of the year. A lot of departments would like to sit and wait till they get to the end of the year to make sure they're going to get through.

**Motion to adjourn made by COMMISSIONER HOYTE, Seconded by COMMISSIONER BIDDLE, Vote was unanimous.**

**ADJOURNMENT**

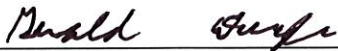
There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Budget Work Session of the Board of Commissioners adjourned at 10:54 am on Tuesday, May 27, 2026.



CHARLES COFFEY, CHAIRMAN



TIMOTHY BIDDLE, VICE CHAIRMAN



GERALD DOUGLAS, COMMISSIONER



DAMON HOYTE, COMMISSIONER

Absent

JASON FROST, COMMISSIONER

June 2, 2026  
DATE APPROVED

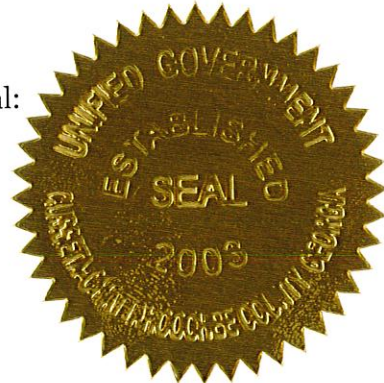
I hereby certify that the foregoing documentation, the Minutes of May 5, 2026, Budget Work Session, was approved via majority vote by the Board of Commissioners in its June 2, 2026, regular meeting.

ATTESTED BY:



THOMAS WEAVER, COUNTY MANAGER  
UNIFIED GOVERNMENT OF  
CUSSETA-CHATTAHOOCHEE COUNTY

Seal:





*The Board of Commission  
of the Unified Government of Cusseta-Chattahoochee County, Georgia*

**May 5, 2026-BOC Budget Hearing II**

**PLEASE SIGN IN**  
So we can record your attendance

1. _____	21. _____
2. _____	22. _____
3. _____	23. _____
4. _____	24. _____
5. _____	25. _____
6. _____	26. _____
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19. _____	39. _____
20. _____	40. _____



# The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

215 McNaughton St Cusseta, Georgia 31805  
(706) 989-3602 Fax (706) 989-2005 bocclerk@ugoccc.com

**Charles Coffey, Chairman**  
**Timothy Biddle, Vice Chairman**  
**Gerald Douglas**  
**Damon Hoyte**  
**Jason Frost**

Thomas Weaver, County Manager  
Lisa Bickel, County Clerk  
Bin Minter, County Attorney

## MINUTES OF THE MONTHLY WORK SESSION

**May 26, 2026**

**215 McNaughton St.**

### **PRESENT:**

Chairman Coffey  
Vice-Chairman Biddle  
Commissioner Douglas-Absent  
Commissioner Hoyte  
Commissioner Frost

Lisa Bickel, County Clerk  
Thomas Weaver, County Manager

**Chairman Coffey** called the Called Meeting and Monthly Work Session of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 9:00 a.m., with all Commissioners present, with the exception of Commissioner Douglas and live streaming on our Facebook page.

### **SPEAKER:**

**Mallie Brossett** –She has been the branch commander at Cassida Chattahoochee Public Library since June 2025. She takes seriously our library's mission to be your place, your partner, your library, and we cannot continue to serve that role without your ongoing support and willingness to work with us at every level. She took on the new role almost a year ago, Library has hosted or participated in more than 200 programs and community events, including more than 40 events and partnerships with Chattahoochee County Schools. They average 800 visits a month and circulated an average of 500 books a month to the community. We regularly help customers with important tasks such as applying for jobs, continuing their education, and supporting children and families throughout their academic careers. They are also a trusted resource for information about community resources and events. And for that, I do need to thank my predecessor, Pam Burgamy. Her many years of service helped build the partnerships that have made this a trusted destination, and I hope to continue to build on those in the years ahead. Today is the start of our summer reading program, so I'd like to invite everyone present to log their first 100 minutes and help us get to our branch goal of 75,000 minutes read this summer. All ages are welcome to participate. Over the summer, we'll also have exciting performers like Fiddlin' with Dan on June 2nd and Big Dino Adventures on July 7th. But the highlight of our calendar is sure to be our Juneteenth Food for the Soul party on June 19th at 11 AM. They will have food provided by Sweet Potato Heaven, music, as well as story times and games for the kids. Thank you for your ongoing support for our library, and we hope to see you at one of our events this summer.

**Jordan Blackshear** – His address is 190 Dukes Court, Brooks, Georgia. He owns around 33 mobile home parks across the state of Georgia. This is something I've been doing for about 9 years. He purchases

mobile home parks that generally are run down and in disrepair. He is from Griffin, Georgia. We just moved throughout the state since then. And so we have tackled projects that were just absolutely astounding. These, these parks here, really, are never that bad. We've taken on stuff that was just so far gone and then turned those parks into a resource for the communities that they're in that can, you know, provide good affordable housing stock, right? And we've done this repeatedly again, and, uh, takes us about 2 years to fix one on average. And so that's, that's basically what we were doing here when about a year ago I purchased the two parks, one over the street and then the one on Broad Street. So we came in and spoke with Planning and Zoning, told them our intentions. What we wanted to do was fix the parks, clean them up, address any safety issues. And then fill the parks and fill up the empty spots. We had a positive meeting with Samantha, and she said yes, the park has been in disrepair for decades, and we're glad that she wanted to fix them up. She then issued me a whole bunch of permits, and since that time, we've spent several hundred thousand dollars fixing the parks. He has put a new deck on almost every trailer. They've roofed the majority of the trailers, well over half. They've reskirted, I would say, 80 or 90% of the homes. We've installed at least 10 new septic systems, spending \$50,000 re-graveling the roads. We're not done. We intend to do a big bit of tree work. We have a lot more projects. I'd like to eventually pave the road. So everything was going along pretty well, um, you know, until I started having some run-ins with the county manager. Okay, the first was over the water system. Nothing uncivil about the conversation. I asked him, I said, I understand that about 6 months before I bought the parks, the county had the owners take over the water system inside the parks and previous to that, the county owned it. And he said, yes, that's true. And I said, I'd like to know a little bit more about it. And he just refused to give me any information. I accepted that at the time because I wanted to be on good terms with the county. Most places I am, I want very good terms. I work with the county, those places. Okay, about 3 or 4 months ago, he called and said, "You can no longer use the county dump. And I said, "Well, why? He said, "You're bringing too much trash. I said, well, Mr. Weaver, the reason we're doing that is because we're cleaning up huge amounts of debris and just things that have been thrown out, lying in the yard in this park for the past 20 years. They have got a lot to clean up still, you know. I need a place to take it. He said, well, you can take it to Columbus in a roll box. I said, that's going to be much more expensive than just taking it to your county dump. But I accepted that too. For the past 3 or 4 months, at a great cost, we've been hauling debris from the parks to Columbus. But still, I accepted it because when the time came to move homes in, I wanted our original agreement to be there for me. Well, then comes the moratorium stuff. And so at that point I said, you know, I really need to do something about this. So I first called Samantha and was told they couldn't talk to me. That, the only person I could call was Mr. Weaver. And so I got him on the phone, and I said, look, I have some concerns, I'd like to have a meeting. I want to know if this moratorium is going to apply to me or I'll be exempted from it because I'm legally zoned MHP. And I'm going to take head of your— you know, I'm not going to say the word, but before I said anything profane or anything even rude, his words to me were, look, you can just go fuck yourself.

**Chairman Coffey** stated, okay, now let's not get into the conversation. That was covered in the courts, and we currently have a stay order, so we're allowing you to come this, **Jordan Blackshear** went on to say, I know, I just, I just wanted y'all to know what made me go on to say what I said.

My temper was triggered, my honor was triggered, you know, in the upbringing that I've had. When a man says something like that to you, it's, uh, but anyway, it got the better of me. We won't talk anymore about that, but I want y'all to know that I truly want what's best for this community and those parks, okay?

Um, and, uh, you know, there is legal action ongoing. After I leave here, he's, uh, taking me to a magistrate court for, uh, a code violation. All these code violations— we had never had code enforcement come to any other parks until after that May 1st hearing, and he swept the parks. But I'm here at any time to talk. The posture right now is litigation, but that can change at any time. And I will be grateful, okay, if y'all would just reach out to me so we can do something and establish some of my goodwill here. That's why I want to make sure there are no questions. Gentlemen, do you have any concerns or questions at this

time? I had a couple things I'd like to cover, and then, uh, you guys might tag on with it, I don't know, but, uh, Quality housing is a concern, not just here, but it's a regional-wide concern, it's national. It is truly an issue. So, um, and we say quality housing because there's a lot of housing that's just not up to standard of what residents or citizens deserve. Yes, but for the money they pay, I agree. So, so that's a big one. I've got over 29 code enforcement warnings and one citation. Now that citation, I'm supposed to go to court on June 5th, so I have in my car a jury demand. I'm going to have to go up there to the magistrate court and demand a jury trial. That's going to take it to Superior Court. Now the bottom line here is this is all going to start costing a lot of money because I am well capitalized and I have a crack legal team, okay? And what I would rather do is all that money we're about to spend on this, I just give it to y'all. In a legal way, okay? Some sort of impact fee. **Commissioner Frost** stated I would just say that, and I want to be very clear, not only to you, Mr. Blackshear, but to everyone in this community, that my motion to even think of putting more tours in long trailers was no attack on anyone. It was simply a request to pause and take a step back and look at what we need to do to fix some things that I feel are broken with our permitting processes and with the bylaws that surround manufactured homes, so it was not attack on anyone. It is not to prevent anyone from being able to bring a manufactured home into this county. It is simply an ask that this board take a step back and let's review what we have in place. Let's see where it is broken. And where we need to fix it. And let's see what's working well. And so I don't know you're not the only one who is— who has expressed concerns around the boardroom. But I want to be very clear that it is not an attack on anyone as it relates to a manufactured home. It's simply an ask to pause and let us review and correct some things. And nothing may change, but I feel like we have some gaps with no need to address. I want to know what the people of the county want. That's what I want to do for them. Well, that's all I got to say.

#### **COUNTY MANAGER UPDATES:**

**County Manager Weaver** – we were able to start working on design and engineering for that. Once the, the first part of that is paying for the engine, the environmental study, and once that environmental study is complete, we should get full notice to proceed, and that project should be able to move forward once we've got that full notice. So we'll be working to get the environmental study worked up, and then once that's complete, hopefully we'll have full notice to proceed. Also, we have started working on the DCIP, Defense Community Improvement Program, resubmittal. That's for the sewer grant. So that is ongoing. We might receive that grant this year, but it is out for approval again. So hopefully we'll get that approved this year and get to move forward with that. But I'll keep everybody posted as that, uh, some reason that it'll go forward. Real quick, a point on that, just so everyone knows, this is our third go with this, and it's for that infrastructure, the main trunk line that will go down 280, 27, and out 26 toward our school. So it's a huge project, but we must have something to start with, and that is our starting point. So this is our third attempt. Public works Real quick, so we have a road widening project going on. They just completed Fire Tower Road with the dirt portion of it. We had to redo the shoulders. We were expecting a May-June start time for the actual pavement part of that. We have not heard any, any start date from the contractor, but hopefully by the end of June they'll at least be in place and working on that. So far, we have completed 2 of the 4 roads, and I think we'll be moving to 137 next, and then from 137 down to Riverbend Road. So that's moving along well. Uh, we are expecting the contractor for the demolition across from the courthouse any day now. So the containers you'll see are out there ready to go, just waiting for that contractor to show up and get started. A part of paving Riverbend Park and Riverbend Road is redoing the curb to work down at the park. They put that out, put that out to bid, small local bids. We should have those bids today, and hopefully before the paving of Riverbend Road and Riverbend Park comes, we'll get all the around the actual parking area where the concrete curb and everything is busted up, have that completed. Recreation, Water, and Community development also gave updates.

The following items were discussed as to their relevance for appearance on June 2, 2026, regular meeting agenda:

**Conditional Use Permit-Proposed Amendments to CUP Ordinance & Zoning Mobile Home Ordinance-** County Manager Weaver explained some proposed changes to the Commission, The way that we govern where you can put a manufactured home right now is through the CUP process, which seems to be tedious, and a lot of people aren't thrilled with that process. It's not the most user-friendly, and a lot of people just tend not to express to— they don't care for the code for mobile homes. So we would basically just go through, change our zoning. So we would be allowing manufactured houses in rural residential and in agricultural A-1. This kind of keeps manufactured houses out of our existing subdivisions because none of these existing subdivisions have any RR or A-1 zoning, and they don't have lots that would meet the minimum requirement for RR or A-1. So it would eliminate the issues with having mobile homes put into existing mobile subdivisions. And then it would allow people with 5 acres or more on RR, which is rural residential, to bring in their mobile home. They just pull the permit, there's no cup, no nothing. Or if you've got A1 agricultural, no cup, no nothing, you come in, you pull your permit you put your mobile home out there. Now the only thing with the A-1 is currently we have a 20-acre minimum for A-1. Several of the counties that I found did have theirs set at 10 acres for minimum lot size, so that's something we could, we could adjust if we, if we felt like 20 for A-1 is a bit much, we can take it down to 10, which is what a lot of the communities have done. So essentially, if you had an RR or A-1 property there'd be no, no cut, no nothing. Just pull your permit and you, you go. You would basically be moving within a few days of— all your property was zoned properly, within a couple of days you'd be ready to pull in.

The second portion of this, I would look to create what is called MHU-2 zoning. Currently we only have MHU-1 in our MHU-1, which is mobile home parks. MHU-2 zoning is for along this mobile home subdivision. It's more created along the lines of Wendy Hills, if everybody's familiar with that. Several of the counties have 2-acre minimum lot size for that, but a lot of them also found that have 1-acre minimum. So we can set that at a 1-acre or a 2-acre minimum lot size, but there is— so when you create that subdivision, most of the places have a 5-lot minimum. So if you wanted to create a mobile— an MHU-2 subdivision, you would have to create a minimum amount of lots. So you would designate 5 lots or 10 lots, however, whatever we thought was best. But a lot— most of the ones that I saw had a minimum 1-acre lot size with a minimum of 5 lots in that subdivision. This allows the commission to regulate paved roads, setbacks, lot width, lot size, and to ensure that it's good clean developments along the way. So after changing that zoning, creating the MHU-2, we would eliminate the option for conditional use permits for mobile homes, with the exception it would stay in for used, used mobile homes in MHU-1. A CUP will still be required for various items such as stick-built homes on substandard lots, things of that nature. Um, but for most mobile homes just going on RRA1, there would be no CUP required for any of that. So it really makes bringing in a mobile home a lot, a lot cleaner, a lot easier. And again, it takes the cut process out of it. If you've got RR A1, again, within a week you'll be able to bring them along. The next issue that we discussed wasn't necessarily specifically to mobile homes, as it was more cleaning up light and doing things to, to kind of get some of these, uh, old abandoned rundown buildings, homes, things of that nature, kind of either clean up, brought operable, or, or tear them down and get rid of them. So for that, I got increasing community awareness and educating community on what basic and reasonable standards for upkeep are going to be imperative. The combination of absentee landlords and lack of pride of ownership has taken a huge toll in our community. Putting together a program to educate and persuade better habits can help improve our minimum standards. Uh, first thing I'd like to do is bring on a full-time dedicated code enforcement officer. I think that'll have a huge impact on our community. Will send to Bin, and have on the next Work Session, so we can discuss further.

**Reappointment of Maria Helms to DFACS** – Add to the agenda as voting item.

**Ga Forestry Annual Agreement** – Regular annual agreement, add to agenda as Voting Item.

**Reappointment of Gerald Douglas to LCRTA** - Add to Work Session to see if Mr. Douglas wants to still be on the Lower Chattahoochee Regional Transit Authority.

**Reappointment of Gene Burgamy (For Staggered Terms)** - Add to agenda as Voting Item.

**Reappointment of Bradney Scott (For Staggered Terms)** – Add to agenda as Voting Item.

**EXECUTIVE SESSION:**

A Motion was made to go into executive session at 10:23 a.m. **Commissioner Hoyte** made the Motion, seconded by **Commissioner Frost**. The vote to enter executive session was unanimous.

**Regular meeting reconvened:**

The regular meeting reconvened at 11:55 a.m. **Chairman Coffey** made the statement that the subjects discussed during the closed meetings were within the legal exceptions to the open meetings law and that no votes were cast within the session. The subjects discussed were personnel and legal.

ADJOURNMENT

There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Work Session of the Board of Commissioners adjourned at 11:59 am on Monday, May 26, 2026.



\_\_\_\_\_  
CHARLES COFFEY, CHAIRMAN



\_\_\_\_\_  
TIMOTHY BIDDLE, VICE CHAIRMAN

Absent  
\_\_\_\_\_  
GERALD DOUGLAS, COMMISSIONER

unable to sign  
\_\_\_\_\_  
DAMON HOYTE, COMMISSIONER

unable to sign  
\_\_\_\_\_  
JASON FROST, COMMISSIONER

May 26, 2026  
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of May 26, 2026, Work Session, was approved via majority vote by the Board of Commissioners on June 2, 2026, regular meeting.

ATTESTED BY:   
\_\_\_\_\_  
THOMAS WEAVER, COUNTY MANAGER  
UNIFIED GOVERNMENT OF  
CUSSETA-CHATTAHOOCHEE COUNTY



STATE OF GEORGIA

COUNTY OF Chattahoochee

### AFFIDAVIT OF ATTENDING MEMBERS

The Chattahoochee County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The Chattahoochee County Board of commissioners met in a duty advised meeting on

May 26, 2020.

2.

During such meeting, the Board voted to go into closed session.

3.

The executive session was called to order at 9:59 a.m./p.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

\_\_\_\_\_ Consultation with the county attorney or legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1)

\_\_\_\_\_ Discussion of tax matters made confidential by the state law as provided by O.C.G.A. § 50-14-2(2) and *(insert the citation to the legal authority making the tax matter confidential)* \_\_\_\_\_

\_\_\_\_\_ Discussion or voting on

\_\_\_\_\_ Authorizing a settlement as provided in O.C.G.A. § 50-14-3(b)(1)(A)

\_\_\_\_\_ Authorizing negotiations to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(B)

\_\_\_\_\_ Authorizing an appraisal as provided in O.C.G.A. § 50-14-3(b)(1)(C)

\_\_\_\_\_ Entering a contract for the purchase, disposal of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(D)

\_\_\_\_\_ Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(E)

\_\_\_\_\_ Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2)

\_\_\_\_\_ Interviewing candidates for executive positions as provided in O.C.G.A. § 50-14-3(b)(2)

✓ Other (describe the exemption to the open meetings law): personnel's legal  
\_\_\_\_\_ as provided in (insert the citation to the legal authority exempting the  
topic) \_\_\_\_\_

5.

\_\_\_\_\_ During the course of the closed session devoted to exempt topics, an incidental remark regarding a non-exempt topic or an attempt to discuss a non-exempt topic was made.

\_\_\_\_\_ The attempt was immediately ruled out of order and attempts to discuss same ceased immediately.

\_\_\_\_\_ the attempt was immediately ruled out of order. However, the comments did not cease, so the closed/executive session was immediately adjourned without discussion or action being taken regarding any non-exempt topic.

6.

Minutes were taken of this meeting in accordance with O.C.G.A. § 50-14-3(e)(2)(C) and will be filled and help for in camera inspection only.

This 26 day of May, 2026.

[Signature]  
\_\_\_\_\_

County Manager

[Signature]  
\_\_\_\_\_

County Board Commissioners Chairman

[Signature]  
\_\_\_\_\_

Commissioner

Sworn to and subscribed before me this 26 day of \_\_\_\_\_

May  
[Signature]  
\_\_\_\_\_

Commissioner

Notary Public

Commissioner

My Commission Expires Oct 8, 2026  
[Signature]  
\_\_\_\_\_

[Signature]  
\_\_\_\_\_

Commissioner





*The Board of Commission  
of the Unified Government of Cusseta-Chattahoochee County, Georgia*

**May 26, 2026-BOC Work Session**

**PLEASE SIGN IN**

So we can record your attendance

- |                             |           |
|-----------------------------|-----------|
| 1. <u>Thomas Beckel</u>     | 21. _____ |
| 2. <u>Mallie Braslett</u>   | 22. _____ |
| 3. <u>Jordan Blackshear</u> | 23. _____ |
| 4. _____                    | 24. _____ |
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| 15. _____                   | 35. _____ |
| 16. _____                   | 36. _____ |
| 17. _____                   | 37. _____ |
| 18. _____                   | 38. _____ |
| 19. _____                   | 39. _____ |
| 20. _____                   | 40. _____ |



## *The Commission*

*of the Unified Government of Cusseta-Chattahoochee County, Georgia*

215 McNaughton St Cusseta, Georgia 31805  
(706) 989-3602 Fax (706) 989-2005 lisa@ugoccc.com

**Charles Coffey, Chairman**  
**Timothy Biddle, Vice Chairman**  
**Gerald Douglas**  
**Damon Hoyte**  
**Jason Frost**

Thomas Weaver, County Manager  
Lisa Bickel, County Clerk  
Bin Minter, County Attorney

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### **MINUTES BUDGET WORK SESSION**

**May 26, 2026**

**215 McNaughton St.**

#### **PRESENT:**

Chairman Coffey  
Vice-Chairman Biddle  
Commissioner Douglas-Absent  
Commissioner Hoyte  
Commissioner Frost

Thomas Weaver, County Manager  
Lisa Bickel, County Clerk

**Chairman Coffey** called the Budget Work Session of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 9:00 a.m., and live streaming on our Facebook page.

#### **BUDGET WORK SESSION**

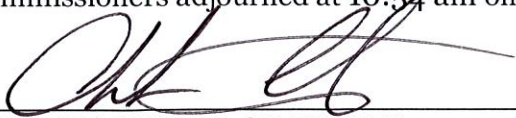
**CHAIRMAN COFFEY** stated the role call will stand for the public hearing, and the floor is open for comments, he asked if the County Manager had any comments. County Manager Weaver stated, "So the following year will absolutely be zero. This year it will be reduced, but I don't want to get too optimistic, but I think it could be down to zero. Once we see that number, because I'm thinking they're saying from day one until July 1 is what's going to get applied. So we'll have to look at the collections and everything to see what we get in that time frame, but it should. If nothing else, it will reduce it, but it shouldn't. We'll see what the final number is. **Commissioner Biddle** asked "Can I ask a question on that? So that means that when we did the millage rate increase, that millage rate increase is going to help the reduction this year too, correct? County Manager Weaver said Yes. Because if we wouldn't hadn't done the millage rate, then the taxes wouldn't have been as much to be collected because we went up the millage rate and then we went up 1% on the sales tax, it will be a greater rollback because of the millage rate. Right. That's what I'm getting at. Yes, sir. But I will keep everybody posted to that and how that works out, and as we start to roll through the millage rate, you guys will all see that. But I just want to let you guys know that that mid-pass and that those numbers will be on this year's numbers. Yeah. So we had a meeting just after our last work session with our health insurance company, MSI Benefits, as a broker. And so one of the areas where I had been a little bit conservative because we left a contingency down at the bottom because we did not know exactly where our health insurance was going to land. So this year's health insurance, just like last year, was a very large increase, and they gave us a proposal of essentially a 59% increase over the last year, which is massive. The County Manager went through all changes, and SPLOST projects, he asked about another deputy for the sheriff dept, will need to find the funding for such. The Superior Court Clerk asked if she could have the funding for her part time hire, the Commission was ok

with using the funds in contingency, for her \$15,000.00 part time hire. The next budget meeting will be the last before adoption of the budget.

**Motion to adjourn made by COMMISSIONER HOYTE, Seconded by COMMISSIONER BIDDLE, Vote was unanimous.**

ADJOURNMENT

There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Budget Work Session of the Board of Commissioners adjourned at 10:54 am on Monday, May 26, 2026.

  
\_\_\_\_\_  
CHARLES COFFEY, CHAIRMAN

  
\_\_\_\_\_  
TIMOTHY BIDDLE, VICE CHAIRMAN

ABSENT  
\_\_\_\_\_  
GERALD DOUGLAS, COMMISSIONER

unable to sign  
\_\_\_\_\_  
DAMON HOYTE, COMMISSIONER

unable to sign  
\_\_\_\_\_  
JASON FROST, COMMISSIONER

June 2, 2026  
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of May 26, 2026, Budget Work Session, was approved via majority vote by the Board of Commissioners in its June 2, 2026, regular meeting.

ATTESTED BY:   
\_\_\_\_\_  
THOMAS WEAVER, COUNTY MANAGER  
UNIFIED GOVERNMENT OF  
CUSSETA-CHATTAHOOCHEE COUNTY





*The Board of Commission  
of the Unified Government of Cusseta-Chattahoochee County, Georgia*

**May 26, 2026-BOC Budget Work Session I**

**PLEASE SIGN IN**

So we can record your attendance

1. <u>Thomas Bickel</u>	21. _____
2. <u>Sam Wolk</u>	22. _____
3. _____	23. _____
4. _____	24. _____
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13. _____	33. _____
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20. _____	40. _____